

Master Homeowners Association for Green Valley Ranch
ALTERNATIVE DISPUTE RESOLUTION POLICY
RESPONSIBLE GOVERNANCE POLICY

In Compliance with C.R.S. 38-33.3-124

Colorado law now requires that the Association prepare a policy which outlines procedures that may be used for addressing disputes arising between the Association and Owners.

The Association encourages the use of alternative methods for settling disputes in situations that do not involve an imminent threat of harm or irreparable injury, loss or damage (any condition(s) where a danger exists which could reasonably be expected to cause death or serious physical harm immediately or before the imminence of such danger can be eliminated). Alternative methods adopted by the Association and Owners include, but are not limited to, the following:

A. Negotiation. A request for dispute resolution may be initiated by either the Association or Owner, must be in writing, and must provide the nature and details of the dispute. Within fifteen (15) days of the other party's receipt of the request for alternative dispute resolution, a meeting will be scheduled to attempt to negotiate a resolution. Through negotiation, the parties will communicate directly with each other in an effort to reach an agreement that serves the interests of both parties.

B. Other Alternatives. If the negotiation process does not resolve the dispute, the parties may refer the matter to other Alternative Dispute Resolution options as they may mutually agree upon or may escalate the matter to more formal proceedings, including but not limited to a lawsuit. However, following the steps herein is not a pre-condition to the filing of a lawsuit or the taking of any other action.

Effective January 1, 2007

**RESOLUTION OF THE EXECUTIVE BOARD OF DIRECTORS OF THE
MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH**

Pursuant to the requirement of C.R.S. 38-33.3-124, the Alternative Dispute Resolution, which outlines procedures that will be used for addressing disputes arising between the Association and Owners, has been adopted by the Executive Board of Directors for the Master Homeowners Association for Green Valley Ranch (the "Association"). This policy is subject to change after Board approval.

BE IT RESOLVED, that the Master Homeowners Association for Green Valley Ranch approves the "Alternative Dispute Resolution Policy," effective January 1, 2007.

DATE APPROVED:

02/28/07

EXECUTIVE BOARD OF DIRECTORS
Master Homeowners Association for
Green Valley Ranch

/s/

William H. Talbert

/s/

Lance E. Isaacs

/s/

Marlene Martin

/s/

T. J. Stone

Effective January 1, 2007